



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> Ave NE., P.O. BOX 90012  
BELLEVUE, WA 98009-9012

### **OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS**

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No.

Project Name/Address:

Planner:

#### **Minimum Comment Period:**

Materials included in this Notice:

Blue Bulletin  
Checklist  
Vicinity Map  
Plans  
Other:

#### **OTHERS TO RECEIVE THIS DOCUMENT:**

State Department of Fish and Wildlife  
State Department of Ecology, Shoreline Planner N.W. Region  
Army Corps of Engineers  
Attorney General  
Muckleshoot Indian Tribe



# SEPA Environmental Checklist

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with "Not Applicable" or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see [SEPA Checklist Guidance](#) on the Washington State Department of Ecology website.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## Background

1. Name of proposed project, if applicable Frumkin Preliminary Short Plat
2. Name of applicant Eugene Frumkin
3. Contact person Ronald S. Frederiksen Phone 425-392-5351
4. Contact person address 1320 NW Mall Street
5. Date this checklist was prepared 5/18/2021
6. Agency requesting the checklist City of Bellevue

7. Proposed timing or schedule (including phasing, if applicable)

Begin construction of improvements 5/1/2022

8. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain.

Building permit for new lot to be submitted after final plat approval

9. List any environmental information you know about that has been prepared or will be prepared, that is directly related to this proposal.

A wetland reconnaissance and habitat assessment report was prepared by Altmann Olivar Associates, LLC dated 6/4/2021

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None Known

11. List any government approvals or permits that will be needed for your proposal, if known.

12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Subdivide the Lot in two Parcels and provide an access driveway from the north

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The project is located at 2824 West Lake Sammamish Parkway SE

## Environmental Elements

### Earth

1. General description of the site:

- ☐ Flat
- ☐ Rolling
- ☐ Hilly
- ☐ Steep Slopes
- ☐ Mountainous
- ☒ Other Site has a constant slope towards Lake Sammamish

2. What is the steepest slope on the site (approximate percent slope)? 42.83%

3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

As noted by the geotechnical study performed by Cobalt, the soil is underlain by dense, silty-fine to fine grained sand with gravel (Glacial Till).

4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

6. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

Yes, but BMP will be placed to prevent erosion as best as possible.

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approximately 23%

8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

**Air**

1. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

General construction and machinery exhaust under construction. After construction, just general automobile exhaust.

2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known

3. Proposed measures to reduce or control emissions or other impacts to air, if any.

Proper maintenance on vehicles and machinery.

## Water

### 1. Surface Water

- a. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yes, Lake Sammamish

- b. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, short plat improvements.

- c. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of the fill material.

25 cy of material removed.

- d. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose and approximate quantities, if known.

No

- e. Does the proposal lie within a 100-year floodplain? Yes

If so, note the location on the site plan.

- f. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

2. Ground Water

- a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No, groundwater will not be withdrawn from a well.

- b. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A. Waste will be tied into the city sewer system.



3. Water Runoff (including stormwater)

- a. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Surface runoff will be generated from roof and driveway surfaces and will be discharged in the natural downstream flow path towards Lake Sammamish.

- b. Could waste materials enter ground or surface waters? If so, generally describe.

No

- c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Yes, but the runoff from impervious surfaces is discharged to the natural downstream direction.

Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

## Plants

1. Check the types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other \_\_\_\_\_
- ☒ evergreen tree: fir, cedar, pine, other \_\_\_\_\_
- ☐ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards or other permanent crops
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other \_\_\_\_\_
- ☐ water plants: water lily eelgrass, milfoil, other \_\_\_\_\_
- ☐ other types of vegetation \_\_\_\_\_

2. What kind and amount of vegetation will be removed or altered?

Seven trees total will be removed which consist of cedars and firs.

3. List any threatened and endangered species known to be on or near the site.

None.

4. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any.

None

5. List all noxious weeds and invasive species known to be on or near the site.

None.

### Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: ☒hawk, ☒heron, ☒eagle, ☒songbirds, ☒other Woodpecker

Mammals: ☐deer, ☐bear, ☐elk, ☐beaver, ☐other \_\_\_\_\_

Fish: ☐bass, ☒salmon, ☒trout, ☐herring, ☐shellfish, ☐other Loon

2. List any threatened and endangered species known to be on or near the site.

None.

3. Is the site part of a migration route? If so, explain.

No

4. Proposed measures to preserve or enhance wildlife, if any.

None

5. List any invasive animal species known to be on or near the site.

None.

### **Energy and Natural Resources**

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric and natural gas for heating.

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

None.

## Environmental Health

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.

None known

- a. Describe any known or possible contamination at the site from present or past uses.

None known.

- b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known.

- c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None.

- d. Describe special emergency services that might be required.

N/A

- e. Proposed measures to reduce or control environmental health hazards, if any.

None.

2. Noise

- a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Typical traffic noise from West Lake Sammamish Parkway SE.

- b. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?  
Indicate what hours noise would come from the site.

Short term would be construction noise. Long term will be existing traffic noise from West Lake Sammamish Parkway SE.

- c. Proposed measures to reduce or control noise impacts, if any.

Only have construction during City of Bellevue approved hours.

## Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Parent parcel has an existing residence. New parcel will be created for residential purposes. No, the proposal will not affect current land uses on nearby or adjacent properties.

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

No.

- a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

No.

3. Describe any structures on the site.

There is an existing 2-story building 2,183 sf on the parent parcel.

4. Will any structures be demolished? If so, what?

No.

5. What is the current zoning classification of the site? R-3.5

6. What is the current comprehensive plan designation of the site? Urban Growth, U

7. If applicable, what is the current shoreline master program designation of the site?

None known.

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes, flood plain from Lake Sammamish.

9. Approximately how many people would reside or work in the completed project? 8

10. Approximately how many people would the completed project displace? 0

11. Proposed measures to avoid or reduce displacement impacts, if any.

None.

12. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

None.



13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

None nearby.

### Housing

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

One new high income unit.

2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

3. Proposed measures to reduce or control housing impacts, if any.

None.

### Aesthetics

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

30 feet or whatever is allowed per zoning.

2. What views in the immediate vicinity would be altered or obstructed?

Project has be designed so as to minimize the street scape impact on West Lake Sammamish Parkway SE.

3. Proposed measures to reduce or control aesthetic impacts, if any

None.

### Light and Glare

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Standard single family

2. Could light or glare from the finished project be a safety hazard or interfere with views?

None

3. What existing off-site sources of light or glare may affect your proposal?

None

4. Proposed measures to reduce or control light and glare impacts, if any.

Light shielding as required.

### Recreation

1. What designated and informal recreational opportunities are in the immediate vicinity?

Weowna Beach Park, Lake Sammamish.

2. Would the proposed project displace any existing recreational uses? If so, describe.

No.

3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

None.

### Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

No

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known.

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Historic Maps

4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

None.

### Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site is accessed from West Lake Sammamish Parkway SE.

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The property is not specifically served with public transit. The nearest bus stop is 2,339 feet away.

3. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

It would create 2 additional parking spots. It would eliminate zero existing parking spots.

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Only the private local access driveway will need to be improved.

5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

No.

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

Between 18 to 20 trips per day. The peak would be 7-9 am and 4-6 pm. Standard traffic modeling.

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

8. Proposed measures to reduce or control transportation impacts, if any.

None.

## Public Service

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Yes.

2. Proposed measures to reduce or control direct impacts on public services, if any.

Payment of impact fees.

## Utilities

1. Check the utilities currently available at the site:

- ☒ Electricity
- ☒ natural gas
- ☒ water
- ☒ refuse service
- ☒ telephone
- ☒ sanitary sewer
- ☐ septic system
- ☐ other

2. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

Water, Sewer, Gas, Cable, Electricity, and Refuse Collection. PSE, Waste Management, and City of Bellevue. On-site trenching is all that's needed.

**Signature**

*The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.*

Signature Ronald S. Frederiksen

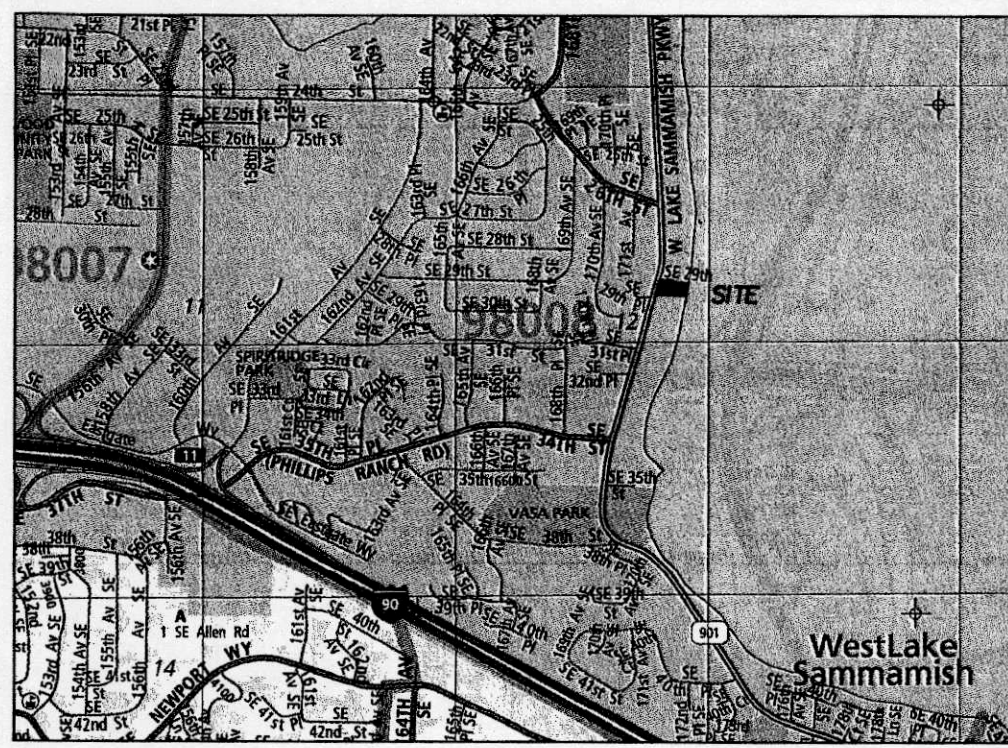
Name of signee Ronald S. Frederiksen

Position and Agency/Organization Project Manager

Date Submitted 8/24/2021



FRUMKIN PRELIMINARY SHORT PLAT  
IN THE SW1/4 OF THE NW1/4, SEC.12, T.24N., R.5E., W.M.  
CITY OF BELLEVUE, WASHINGTON



VICINITY MAP

SITE NOTES

ADDRESS:  
2824 WEST LAKE SAMMAMISH PKWY SE  
BELLEVUE, WA 98006

PARCEL NO.:  
122405-9024

FLOOD ZONE:  
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED MAY 16, 1995, COMMUNITY PANEL NO. 530330600P, AND IS SITUATED IN ZONE "X". AREA DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN.

ZONING AGENCY:  
BELLEVUE CITY HALL  
DEVELOPMENT SERVICES  
450 110TH AVE NE  
BELLEVUE WA 98004

ZONING:  
R-5 SINGLE FAMILY

BASIS OF BEARINGS:  
N14°28'51"E BETWEEN TWO FOUND MONUMENTS LOCATED ALONG WEST LAKE SAMMAMISH PARKWAY SE, BEING CITY BELLEVUE CONTROL POINTS 1903 & 1904

HORIZONTAL DATUM:  
NAD 83/2011

VERTICAL DATUM:  
NAVD 88

VERTICAL BENCHMARK:  
CITY OF BELLEVUE HORIZONTAL STATION: 1903  
4"x4" CONCRETE MON W/CITY OF BELLEVUE BRASS CAP STAMPED "H1903" & "476" W/PUNCH MK IN CASE; TOP MON TO TOP RIM CASE 0.30 FEET, SET AT EAST SIDE OF WEST LAKE SAMMAMISH PKWY @ INTERSECTION OF THE WEST LAKE SAMMAMISH PKWY & SE 31ST PL - 10 FEET+ SOUTH OF POWER POLE  
ELEVATION=70.69

AREA:  
SITE AREA AS SHOWN CONTAINS 20,132 SQUARE FEET OR 0.4621 ACRES, MORE OR LESS.

SUBSTRUCTURES:  
BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES CRITICAL TO DESIGN, CONTACT THE UTILITY OWNER/AGENCY.

TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER:  
RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. NORTH PEAK ASSOCIATES LLC HAS NOT CONTACTED EACH OF THE MANY COMPANIES IN THE COURSE OF THIS SURVEY WHICH MAY HAVE UNDERGROUND LINES WITHIN THE ADJACENT RIGHTS-OF-WAY. NORTH PEAK ASSOCIATES LLC, DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION.

LEGAL DESCRIPTION:  
THE NORTH 75 FEET OF THE SOUTH 150 FEET OF THAT PORTION OF THE NORTH QUARTER OF GOVERNMENT LOT 2, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., LYING EASTERLY OF WEST LAKE SAMMAMISH BOULEVARD, AND SECOND CLASS SHORELANDS ADJACENT THERETO, KING COUNTY, WASHINGTON; SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

RESTRICTIONS:

- THIS SITE IS SUBJECT TO EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED, AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 544436.
- THIS SITE IS SUBJECT TO AN INGRESS AND EGRESS EASEMENT, AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 7501300408.
- THIS SITE IS SUBJECT TO AN EASEMENT FOR SEWER LINE, AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 8407060901.
- THIS SITE IS SUBJECT TO AN EASEMENT FOR UNDERGROUND ELECTRIC SYSTEM GRANTED TO PUGET SOUND POWER & LIGHT COMPANY, AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 8504050942.
- THIS SITE IS SUBJECT TO TERMS AND CONDITIONS OF A DECLARATION OF MAINTENANCE AND REPAIR AGREEMENT REGARDING EASEMENT ROAD AND FENCE, AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 20070920001978.
- THIS SITE IS SUBJECT TO TERMS AND CONDITIONS OF A DRIVEWAY EASEMENT AGREEMENT, AS DISCLOSED BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDING NO. 20180913001058.

GENERAL NOTES:

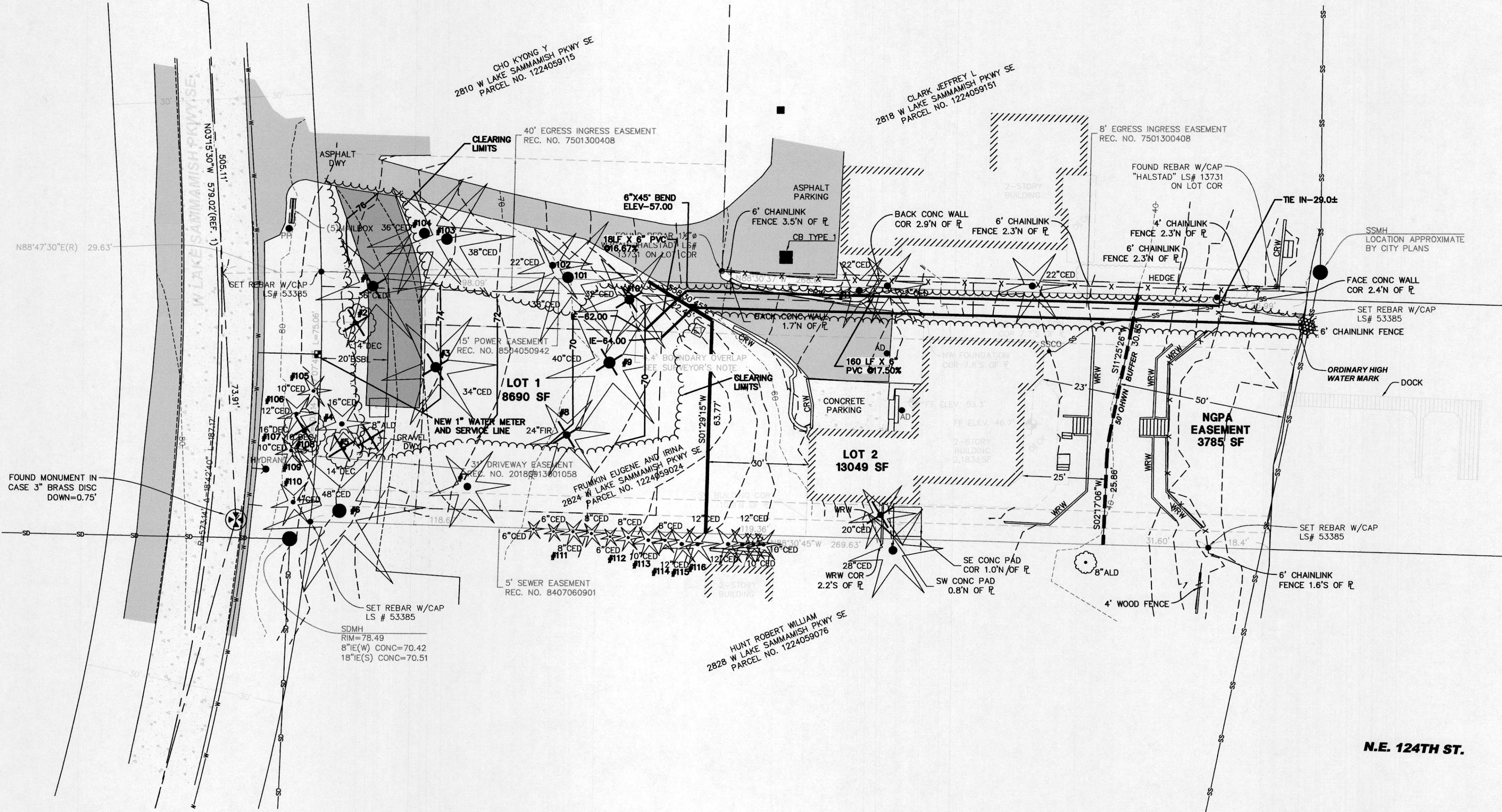
- PRECISION OF CONTROL TRAVERSE IS AT HIGHER LEVEL THAN MINIMUM STANDARDS REQUIRED BY WAC 332-130-090.
- FIELD SURVEY CONDUCTED USING A COMBINATION OF GPS USING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) AND/OR A 5 SECOND DIRECT READING TOTAL STATION. METHOD: GPS, TRAVERSE AND RADIAL SURVEY.
- ALL DISTANCES ARE IN FEET.
- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JULY 2, 2020. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JULY OF 2020.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT, AND DOES NOT PURPORT TO SHOW ALL EASEMENTS OR ENCUMBRANCES FOUND DURING A FULL TITLE SEARCH.

REFERENCES:

- RECORD OF SURVEY PERFORMED BY D.R. STRONG CONSULTING ENGINEERS, RECORDED UNDER KING COUNTY RECORDING NO. 2010109900001.
- RECORD OF SURVEY PERFORMED BY DODDS ENGINEERS, INC., RECORDED UNDER KING COUNTY RECORDING NO. 8304159002.

SURVEYOR'S NOTE:

DURING THE COURSE OF THIS SURVEY NORTH PEAK ASSOCIATES FOUND AN OVERLAP IN DEEDS BETWEEN THE SUBJECT PROPERTY AND THE ADJACENT PROPERTY TO THE NORTH. SUBJECT PROPERTY'S NORTH LINE IS DESCRIBED AS BEING 150-FOOT NORTH OF THE SOUTH LINE OF THE NORTH QUARTER OF GOVERNMENT LOT 2. SAID ADJACENT PROPERTY'S SOUTH LINE IS DESCRIBED AS BEING 188-FOOT SOUTH OF THE NORTH LINE OF GOVERNMENT LOT 2. THIS CAUSES AN OVERLAP OF ABOUT 4.4 FEET. OVERLAP IS SHOWN HEREON.



SURVEYOR/ENGINEER:

EASTSIDE CONSULTANTS, INC.  
(425)392-5351  
1320 NW MALL ST., STE B  
ISSAQUAH WA 98027

ZONING:

R-5

MIN. LOT SIZE:

4,680 S.F.

TAX ACCOUNT NO.

122405-9024

EXISTING LOT SIZE:

21,739 S.F. / 0.50 ACRES

PROPOSED LOT SIZES:

LOT 1 = 8,690 SF  
LOT 2 = 13,049 SF

PROPERTY OWNER:

EUGENE AND IRINA FRUMKIN  
(206)391-7388  
2824 W LAKE SAMMAMISH PARKWAY SE  
BELLEVUE, WA 98006

PROPERTY ADDRESS:

2824 W LAKE SAMMAMISH PARKWAY SE  
BELLEVUE, WA 98006

LEGEND

- AREA DRAIN
- ASPHALT
- CONCRETE RETAINING WALL
- DRIVEWAY
- ELECTRICAL TRANSFORMER
- FIRE HYDRANT
- FOUND MONUMENT IN CASE
- FOUND REBAR
- SET REBAR
- FOUND SURFACE MONUMENT
- MANHOLE
- POWER POLE
- STORM DRAIN
- WATER MAIN
- WATER MANHOLE
- WATER METER
- WATER VALVE
- CATCH BASIN
- WOOD RETAINING WALL
- FIR TREE
- ALD
- DECIDUOUS TREE
- CEDAR TREE

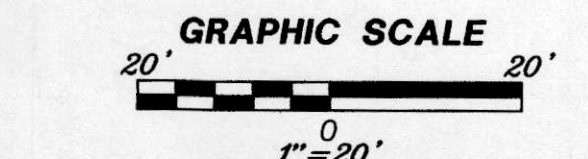
N.E. 124TH ST.

Tree/ Tag #	Species	DBH (inches)	Height (feet)	Drip-Line - Critical Root Zone (feet)				Retention Condition	Retention Suitability	Comments	Proposal
				N	S	E	W				
1	Western red cedar	40	95	17	14	13	14	Good	CBC	good form, good vigor, sound	Remove
2	Pacific madrone	11	20	4	8	0	18	Fair	Fair	heavy lean west	Save
3	Western red cedar	36	98	10	17	15	17	Fair-Good	CBC	top foliage somewhat sparse	Remove
4	Western red cedar	15	62	10	7	6	8	Good	Good	younger specimen, good vigor	Save
5	Pacific madrone	9	45	x	x	x	x	Dead	Poor	major lean north	Remove
6	Western red cedar	53	96	18	22	18	18	Fair-Good	Fair	top foliage somewhat sparse	Save
7	Western red cedar	46	116	15	18	16	13	Fair-Poor	Poor	forked at 25 feet, codominant stems	Save
8	Douglas fir	28	112	8	14	8	15	Fair-Good	CBC	natural lean southwest	Remove
9	Western red cedar	43	102	10	14	18	14	Good	CBC	good form, good vigor, sound	Remove
10	Western red cedar	34	98	14	10	18	8	Fair-Good	CBC	minor broken top, top foliage somewhat sparse	Remove
11	Western red cedar	23	58	12	14	10	14	Good	Good	full crown, good vigor	Save
NEIGHBORING/OFF-SITE TREES											
101	Western red cedar	36	110	NA	14	12	10	Good	Good	good vigor, slight lean west	Protect
102	Western red cedar	21	90	NA	8	6	10	Fair	Good	natural lean west, foliage somewhat sparse	Protect
103	Western red cedar	38	105	NA	15	14	8	Good	Good	good form, good vigor	Protect
104	Western red cedar	38	103	NA	14	8	16	Good	Good	good form, good vigor	Protect
105	Western red cedar	8	39	8	6	8	6	Good	Good	young specimen	Protect
106	Western red cedar	10	18	6	4	4	8	Fair	Good	topped	Protect
107	Pacific madrone	14	16	x	x	x	x	Dead	Poor	recent dead, topped	Remove
108	Pacific madrone	9	18	4	3	0	10	Fair	Fair	topped for power lines	Protect
109	Western red cedar	10	16	7	7	4	8	Fair	Fair	topped for power lines	Protect
110	Western red cedar	8	16	8	5	4	9	Fair	Fair	topped for power lines	Protect
111	Western red cedar	8	47	10	NA	5	5	Good	Good	young specimen	Protect
112	Western red cedar	8	42	10	NA	5	5	Fair	Good	forked top	Protect
113	Western red cedar	15	44	10	NA	5	5	Fair	Good	forked top, codominant stems	Protect
114	Western red cedar	10	42	10	NA	5	5	Good	Good	young specimen	Protect
115	Western red cedar	12	45	10	NA	5	5	Good	Good	minor fork	Protect
116	Western red cedar	8	40	10	NA	5	5	Good	Good	young specimen	Protect

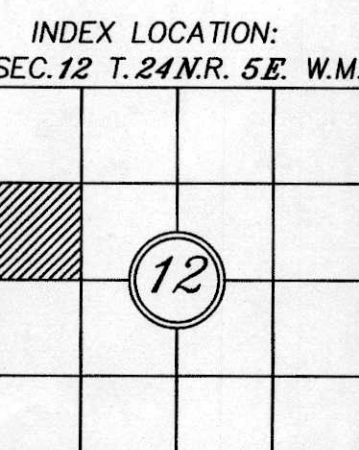
CBC = Compromised by Construction  
Dipline measurements from face of trunk  
Calculated DBH: the DBH in parenthesis is the square root of the sum of the dbh for each individual stem squared (example with 3 stems: dbh = square root [(stem1)² + (stem2)² + (stem3)²])

NATIVE GROWTH PROTECTION AREA (NGPA)

ALL NATIVE GROWTH PROTECTION AREA (NGPA), IDENTIFIED ON THE RECORDED SHORT SUBDIVISION, SHALL BE HELD IN AN UNDIVIDED INTEREST OF OWNER OF LOT 2 WITHIN THE SHORT SUBDIVISION WITH THIS OWNERSHIP INTEREST PASSING WITH THE OWNERSHIP OF THE LOT, WHICH ASSURES THE OWNERSHIP, MAINTENANCE AND THE PROTECTION OF THE NGPA AREA. ALL SUCH AREA SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANT, WHICH IS A RUNNING COVENANT, BURDENING AND BENEFITING ONLY THE OWNER OF LOT 2 IN THE SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS. THE COVENANT IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPERS OF LOT 2 TO LEAVE THE NGPA AREA WILL BE KEPT FREE FROM ALL DEVELOPMENT AND DISTURBANCE EXCEPT WHERE ALLOWED OR REQUIRED FOR HABITAT IMPROVEMENT PROJECTS, VEGETATION MANAGEMENT, AND NEW OR EXPANDED CITY PARKS PER LAND USE CODE SECTION 20.22H; AND THAT NATIVE VEGETATION, EXISTING TOPOGRAPHY, AND OTHER NATURAL FEATURES WILL BE PRESERVED FOR THE PURPOSE OF PREVENTING HARM TO PROPERTY AND THE ENVIRONMENT, INCLUDING, BUT NOT LIMITED TO, CONTROLLING SURFACE WATER RUNOFF AND EROSION, MAINTAINING SLOPE STABILITY, BUFFERING AND PROTECTING PLANTS AND ANIMAL HABITAT. THE CITY OF BELLEVUE HAS THE RIGHT TO ENTER THE PROPERTY TO INVESTIGATE THE CONDITION OF THE NGPA UPON REASONABLE NOTICE. THE CITY OF BELLEVUE HAS THE RIGHT TO ENFORCE THE TERMS OF THE NGPA. THE CITY OF BELLEVUE HAS THE RIGHT TO REQUIRE A MANAGEMENT PLAN FOR THE NGPA DESIGNATING FUTURE MANAGEMENT RESPONSIBILITY.



PROJECT NO. 21-XXXXXX-LN



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REVISIONS

NO.	DATE	BY
1	02/20/20	DESIGNED
2	02/20/20	DRAWN N.B.
3	02/20/20	CHECKED
4	02/20/20	APPROVED R.B.

JOB NO. 201980  
DATE 02/20/20  
SCALE 1"=20'  
SHEET 1 OF 1



### Vicinity Map

